

WARRANTY DEED

49-1-35 ✓

41-303

Know all Men by these Presents, NO TRANSFER
TAX PAID

012312

That we, PAUL W. BUNNELL and E. MURIEL BUNNELL, (husband and wife), of Waterville in the County of Kennebec and State of Maine,

in consideration of ONE (\$1.00) DOLLAR and other valuable consideration,

paid by JOHN D. BUNNELL, of Manchester in the County of Hillsboro in the State of New Hampshire,

whose mailing address is 460 Westwood Drive -- Manchester, New Hampshire 03103,

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said JOHN D. BUNNELL, his

heirs and assigns forever,

A certain lot or parcel of land with the buildings thereon, situated in Waterville in the County of Kennebec and State of Maine, more particularly bounded and described as follows:

Beginning at an iron pin set in the southerly line of Brooklyn Avenue at a point three hundred forty-seven (347) feet from the point where the westerly line of Morrison Avenue intersects the southerly line of Brooklyn Avenue; thence in a southerly direction about one hundred sixty-six (166) feet to an iron pin; thence in a westerly direction about seventy-five (75) feet to an iron pin; thence in a northerly direction about one hundred sixty-six (166) feet to an iron pin set in the southerly line of Brooklyn Avenue; thence in an easterly direction along the southerly line of Brooklyn Avenue to the point of beginning, a distance of about seventy-five (75) feet.

Meaning and intending to convey Lot No. 5 and the easterly fifteen (15) feet of Lot No. 6 as shown on the Plan of Brooklyn Avenue drawn by Harry E. Green, January 2, 1940, recorded in the Kennebec Registry of Deeds in Book 13, Page 58.

The above described parcel of land is conveyed subject to certain restrictions and covenants numbered 1 to 7, both inclusive, as recited in said Deed from Ruth W. Brillard to Carol L. Dayson, dated June 27, 1974, and recorded in the Kennebec Registry of Deeds to which reference is made for a more particular description thereof.

Being the same premises conveyed to the Grantors herein by Warranty Deed in joint tenancy from Edward A. Robinson, Jr., dated November 17, 1978, recorded in Kennebec Registry of Deeds in Book 2165, Page 64.

This conveyance is subject to all Mortgages and all conditions and covenants contained or referred to in the above Deed.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **JOHN D. BUNNELL, his**

heirs and assigns, to **his** and their use and behoof forever.

And we do **covenant** with the said Grantee, **his** heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances, excepting as may be aforestated,

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and

that we and our heirs shall and will **warrant and defend** the same to the said Grantee, **his** heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we, , the said **PAUL W. BUNNELL and E. MURIEL BUNNELL, (husband and wife),**

~~XXXXXX~~

~~XXXXXXXXXXXXXXXXXXXX~~

joining in this deed as Grantor ~~S~~ and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set **our** hands and seals this **17th** day of the month of **June**, A.D. 19 **88**.

Signed, Sealed and Delivered

in presence of

Charles N. Nawfel
.....
.....
.....
.....

Paul W. Bunnell
Paul W. Bunnell
E. Muriel Bunnell
E. Muriel Bunnell
.....
.....

State of Maine, County of Kennebec, ss. June 17, 1988.

Then personally appeared the above named **PAUL W. BUNNELL and E. MURIEL BUNNELL,**

and acknowledged the foregoing instrument to be **their** free act and deed.

Before me,

Charles N. Nawfel
.....
Notary Public
[Stamp]

Printed Name, **Charles N. Nawfel, Esq.**

RECEIVED KENNEBEC SS.

1988 JUN 21 AM 9:00

ATTEST: *Theresa Ruth Mann*
REGISTER OF DEEDS

SEAL